

TownHomes AT Ludlow Bay Association
Budget FY July 1, 2021- June 30, 2022

2-Aug-21

Without Audit

	FY 2021-2022				FY 2020-2021	FY 2019-2020
	July - Sept	Oct - Dec	Jan- Mar	Apr- June	Total	Total
* Owner Assessments	21,500	21,500	21,500	21,500	86,000	80,000
Expenses						
a Bank charges	34	34	34	34	136	131
b Cable TV	5,040	5,040	5,319	5,319	20,718	18,474
c Electricity	300	300	300	300	1,200	1,132
d Waste Disposal	2,436	1,830	1,830	2,030	8,126	7,300
e Insurance	1,500	-	-	-	1,500	1,204
f Landscape	7,000	6,500	6,000	6,300	25,800	27,803
g Accounting	450	300	450	350	1,550	1,495
h Legal	500	500	500	500	2,000	4,836
i Web Site	160	280	160	120	720	441
j License	-	-	-	10	10	10
k HOA Social	-	-	-	250	250	423
l Postage & Office	135	-	-	25	160	137
m Repair & Maintenance						
Fence Repair			5,000		5,000	3,951
Fence Cleaning and staining	-	-	-	-	-	5,126
Interior Gutter Cleaning		500		3,480	3,980	3,488
Exterior Gutter Cleaning	-	-	-	-	-	1,716
Roof Moss/algae Cleaning				2,000	2,000	5,208
Power Wash Walkways	2,400				2,400	1,597
Irrigation repair	800				800	-
Back Flow Repair				200	200	
Light Bulbs			50		50	
Fire System Repairs	500				500	5,501
Total Repair & Maint	3,700	500	5,050	5,680	14,930	26,587
n Maintenance Contingency	625	625	625	625	2,500	
o Fire System Monitor	762	762	762	762	3,048	3,030
p Water	600	250	350	200	1,400	1,255
q Fire System Testing	610	840	-	500	1,950	1,937
r Audit		-				-
	23,852	17,761	21,380	23,005	85,998	94,369
						80,536

Net Operating	(2,352.00)	3,739.00	120.00	(1,505.00)	2.00	(11,869.00)	(536.00)
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Cash on hand as of July 2, 2021: \$43,848.29